

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 18, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-229** Appeal of **Regina Cates** of a decision of an Administrative Official (i.e., a staff person) of the Bureau of Buildings to issue a building permit for a porch that is attached to a neighbor's house. The property is located at **1807 ROCKRIDGE PLACE N.E.**, fronts 31 feet on the south side of Rockridge Place, and begins 265.9 feet south of the southeastern corner of Rockridge Road and Rock Spring Road. Zoned R-5 (Two-Family Development) District. Land Lot 57 of the 17th District, Fulton County, Georgia.
Owner: T. Regina Cates
Council District 6, NPU-F
- V-05-297** The Application of **John Saunders** for a special exception from the zoning regulations to reduce the off-street parking from the required 44 spaces to 32 spaces to allow for the conversion of an existing warehouse to an office/ warehouse/ retail building. The property is located at **1005 HOWELL MILL ROAD N.W.**, fronts 123 feet on the east side of Howell Mill Road, and begins on the southeastern corner of Edge hill Avenue and Howell Mill Road. Zoned I-1 (Light Industrial Regulations) District. Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Sherry Lewinger & Alan Lewinger
Council District 8, NPU-E
- V-05-298** The Application of **Mark Mechlowitz** for a variance from the zoning regulations to eliminate an independent driveway, that is within its boundaries and connected to a public street, to allow for a shared driveway between 1585 and 1595 Clifton Terrace Avenue, for the construction of a new single-family house. The property is located at **1585 & 1595 CLIFTON TERRACE N.E.**, fronts 100 feet on the south side of Clifton Terrace, and begins 139 feet east of the southeastern corner of Clifton Terrace and Terrace Avenue. Zoned SPI-7/ SA-2 (Candler Park Special Public Interest Regulations) District. Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Robert Meyer & Mark Mechlowitz
Council District 6, NPU-N

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- V-05-299** The Application of **Kathryn Flowers** for a variance and a special exception to 1) increase the maximum lot coverage from the required 50% to 55.1%, 2) reduce the side yard setback from the required 7 feet to 4 feet, 3) reduce the rear yard setback from the required 7 feet to 5 feet, 4) reduce the half-depth front yard setback from the required 15 feet to 5 feet to allow for an addition to a single-family house and to allow for the construction of a detached garage. 5) Applicant also requests a special exception from the zoning regulations to allow for a six-foot high privacy fence in the half-depth front yard setback. The property is located at **638 JOHN WESLEY DOBBS AVENUE N.E.**, fronts 46 feet on the north side of John Wesley Dobbs Avenue, and begins on the northwestern corner of John Wesley Dobbs Avenue and Corley Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Kathryn Flowers
Council District 2, NPU-M
- V-05-300** Application of **Jay & Clare Walker** for a variance from the zoning regulations to allow for an accessory structure to be constructed in front of a principal structure. The property is located at **3635 NANCY CREEK ROAD N.W.**, fronts 266 feet on the northeast side of Nancy Creek Road, and begins 165 feet northwest of the northern corner of Nancy Creek Road and Ridgewood Road. Zoned R-1 (Single-Family Residential) District. Land Lot 216 of the 17th District, Fulton County, Georgia.
Owner: Jay & Clare Walker
Council District 8, NPU-A
- V-05-301** Application of **Michael Brown** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 5 feet to allow for the construction of a new-single family house. The property is located at **440 ELM STREET N.W.**, fronts 38 feet on the west side of Elm Street, and begins 193 feet south of the southwestern corner of Elm Street and Jett Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 3, NPU-L
- V-05-302** Application of **Michael Brown** for a variance from the zoning regulations to reduce both side yard setbacks from the required 7 feet to 3 feet to allow for construction of a new single-family house. The property is located at **477 ELM STREET N.W.**, fronts 29.5 feet on the west side of Elm Street, and begins 101 feet north of the northeastern corner of Elm Street and Jett Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 3, NPU-L

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- V-05-303** Application of **John W. Wilcox** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 25 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 10 feet, 3) reduce the south side yard setback from the required 13 feet to 10 feet, and 4) reduce the rear yard setback from the required 23 feet to 12 feet, and 5) a special exception from the zoning regulations to allow a 6-foot high wall in the required front yard. The property is located at **1330,1336 & 1340 PIEDMONT AVENUE N.E.**, fronts 192 feet on the west side of Piedmont Avenue, and begins on the southwestern corner of Piedmont Avenue and The Prado. Zoned RG-3 (Residential General Sector-3 Regulations) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Fountain View Holdings, L.P.
Council District 6, NPU-E
- V-05-304** The Application of **Jeremy Fare** for a variance from the zoning regulations to increase the paved area of a driveway in the half-depth front yard setback from the required 1/3 of the total area of the half-depth front yard to 53% to allow for a driveway of a new single-family house. The property is located at **2370 ALSTON DRIVE S.E.**, fronts 100 feet on the north side of Alston Drive, and begins on the northeastern corner of Alston Drive and Second Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 181 of the 15th District, DeKalb County, Georgia.
Owner: Woodward Rhodes, Inc.
Council District 5, NPU-O
- V-05-305** The Application of **James L. Chappuis** for a special exception from the zoning regulations to 1) reduce the on-site parking from the required 55 spaces to 28 spaces. And 2) to also provide 28 off-site parking spaces within 500 feet of the primary use. The property is located at **977 BRADY AVENUE N.W.**, fronts 92 feet on the east side of Brady Avenue, and begins on the southeastern corner of Brady Avenue and 10th Street. Zoned I-2 (Heavy Industrial Regulations) District. Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: James Chappuis
Council District 3, NPU-E
- V-05-306** The Application of **Robert D. Flanigan** for a special exception from the zoning regulations to reduce the off-street parking from the required 400 spaces to 100 spaces to allow for the construction of a new dormitory, classroom and arts building. The property is located at **350 SPELMAN LANE S.W.**, fronts 850 feet on the west side of Spelman Lane, and begins on the corner of Spelman Lane and Northside Drive. Zoned O-I (Office Institutional Regulations) District. Land Lot 108 of the 14th District, Fulton County, Georgia.
Owner: Robert D. Flanigan
Council District 4, NPU-T

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- V-05-307** Application of **Joel Sadler** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 7 feet, 2) reduce the ½ depth front yard setback from the required 17.5 feet to 12 feet and 3) reduce the south side yard setback from the required 7 feet to 2.7 feet to allow for the construction of a single-family house. The property is located at **1419 JONESBORO ROAD S.E.**, fronts 50 feet on the west side of Jonesboro Road, and begins on the southwestern corner of Thayer Avenue and Jonesboro Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Joel Sadler
Council District 1, NPU-Y
- V-05-338** Application of **Wheat Street Charitable F. Foundation, Inc.** for 1) a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 2 feet to allow for a handicap ramp to be installed, and 2) a special exception from the zoning regulations to eliminate the parking requirement of four spaces to allow for the renovation of an existing four unit multi-family dwelling. The property is located at **371 IRWIN STREET N.E.**, fronts 37 feet on the south side of Irwin Street, and begins 267.5 feet west of the southwestern corner of Jackson Street and Irwin Street. Zoned RG-3 (Residential General Sector 3 Regulations) District. Land Lot 46 of the 14th District, Fulton County, Georgia.
Owner: Wheat Street Charitable Foundation, Inc.
Council District 2, NPU-M
- V-05-340** Application of **Nathan Scranton** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 3 feet to allow for a two-story addition to an existing single-family house. The property is located at **59 GAMMON STREET S.E.**, fronts 50 feet on the south side of Gammon Street, and begins 110 feet west of the southwest corner of Gammon Street and Lansing Street. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Martin Amestoy
Council District 1, NPU-Y

DEFERRED CASES

- V-05-186** Application of **Mark Wilcox & Odis Miller** for a variance from the zoning regulations to reduce the north side yard setback from the required 10 feet to 8 feet for the installation of a swimming pool. Applicant also seeks a special exception from the zoning regulations to allow for a swimming pool adjacent to a public street. The property is located at **3870 LAND O LAKES DRIVE N.E.**, fronts 170 feet on the west side of Land O Lakes Drive, and begins on the northern corner of Land O Lakes Drive and Sheldon Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 63 of the 17th District, Fulton County, Georgia.
Owner: Mark Wilcox & Odis Miller
Council District 7, NPU-B

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- V-05-204** Application of **A. Matt Pesnell** for a special exception from the zoning regulations to allow a 12-foot, 10-inch high wall (i.e. privacy fence) in the required rear yard where up to 6-foot high walls and fences are permitted. The property is located at **865 PENN AVENUE N.E.**, fronts 62 feet on the east side of Penn Avenue, and begins on the corner of Penn Avenue and Seventh Street. Zoned R-4 (Single-Family Residential) District. Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Aubry M. Pesnell
Council District 6, NPU-E
- V-05-215** Application of **Brenda Bass and Tyler Peek** for a variance from the zoning regulations to 1) reduce the east side yard setbacks from the required 5 feet to 4 feet, 2) reduce the west side yard setback from the required 5 feet to 4 feet, 3) reduce the front yard setback from the required 20 feet to 18 feet, and 4) reduce the rear yard setback from the required 5 feet to 4 feet for construction of a new single-family house. The property is located at **161 RICHMOND STREET S.W.**, fronts 23 feet on the south side of Richmond Street, and begins 195 feet west of the southwestern corner of Richmond Street and Connally Street. Zoned R-4B (Single-Family Residential) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Tyler Park
Council District 1, NPU-V
- V-05-237** Application of **Neal Henry** for a variance from the zoning regulations to 1) allow for a turnaround driveway in the front yard setback, and 2) pave more than 1/3 of the required front yard setback, for the construction of a new single-family house. The property is located at **205 CAMDEN ROAD N.E.**, fronts 75 feet on the south side of Camden Road, and begins 343 feet east of the southeastern corner of Camden Road and Wakefield Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 103 of the 17th District, Fulton County, Georgia.
Owner: George and Neal Henry
Council District 7, NPU-E
- V-05-241** Application of **Mark A. Inman** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 12 feet to allow an existing porch to be converted to enclosed living space. The property is located at **744 ELKMONT DRIVE N.E.**, fronts 50 feet on the east side of Elkmont Avenue, and begins on the corner of Brookridge Drive and Elkmont Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Mark A. Inman
Council District 6, NPU-F

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- V-05-247** Application of **Land Logistics, LLC** for 1) a special exception from the zoning regulations to allow a detached garage and gazebo addition to an existing legal non-conforming duplex, where it is otherwise prohibited. 2) Applicant also seeks a variance from the zoning regulations to increase the total floor area of an accessory structure from 30% of that of the main structure to 83 %. The property is located at **891 NORTH EUGENIA PLACE N.W.**, fronts 100 feet on the east side of North Eugenia Place, and begins 100 feet south of the southeastern corner of Newman Place and North Eugenia Place. Zoned R-4A (Single-Family Residential) District. Land Lot 176 of the 14th District, Fulton County, Georgia.
Owner: Elgin Jordan
Council District 9, NPU-J
- V-05-260** Application of **Alfonso McAfee** for a special exception from the zoning regulations to 1) reduce on-site parking from the required 31 spaces to 6 spaces and 2) allow for off-site parking within 500 feet of the primary use, all to allow for a restaurant use. The property is located at **301 14TH STREET N.W.**, fronts 48 feet on the north side of 14th Street, and begins 49 feet west of the northwestern corner of Francis Street and 14th Street. Zoned C-2 (Commercial Service District Regulations). Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: Hoa Thanh Hoang
Council District 2, NPU-E